

**PLYMOUTH TOWNSHIP**

**REGULAR MEETING**

**August 10, 2015**

Plymouth Township Council held its Regular Meeting at the Plymouth Township Building. The following officials were in attendance:

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**Council:** Sheldon Simpson ----- Chairman  
Lenore Bruno ----- Vice-Chairwoman  
Dean Eisenberger  
Marty Higgins

**Staff:** Karen Weiss ----- Manager  
Tom Speers ----- Solicitor  
Lonnie Manai ----- Woodrow & Associates  
Joe Lawrence ----- Police Chief  
Tim Creelman ----- Finance Director

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**Pledge of Allegiance** - The Regular Meeting was called to order at 7:00 p.m. and Mr. Simpson led the Pledge of Allegiance.

**Public Comment**

Mr. Simpson asked if there was any public comment pertaining to any of the items advertised on the agenda and there was none.

**ANNOUNCEMENT - Executive Session held August 3, 2015**  
**Executive Session held August 10, 2015**

Mr. Simpson announced that Executive Sessions were held on August 3<sup>rd</sup> and August 10<sup>th</sup>, 2015 in order to discuss litigation and personnel matters.

**APPROVAL OF MINUTES:** Chairman Simpson called for the approval of the minutes.

- a. Workshop Meeting July 7, 2015
- b. Regular Meeting July 8, 2015

Ms. Bruno made a motion to approve the minutes without the necessity of reading. The motion was seconded by Mr. Higgins; a roll call vote was taken and the motion passed 4-0 with Ms. Bruno, Mr. Eisenberger,

Mr. Higgins and Mr. Simpson in favor. Mr. Trask was absent.

**APPROVAL OF DEPARTMENTAL REPORTS AND BILLS:** Chairman Simpson called for the approval of the departmental reports and bills.

Ms. Bruno made a motion to approve the departmental reports and bills and was seconded by Mr. Higgins. A roll call vote was taken and the motion passed 4-0 with Ms. Bruno, Mr. Eisenberger, Mr. Higgins and Mr. Simpson in favor. Mr. Trask was absent.

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#### ADMINISTRATION

**a. Plymouth Fire Co. Request** - Ms. Bruno reported that Council is in receipt of a memo from Tim Creelman, the Finance Director regarding Plymouth Fire Company. The Fire Company is requesting to draw \$250,000 from the Capital Fund in order to complete renovations at the building. Ms. Bruno made a motion to approve the request and was seconded by Mr. Higgins. A roll call vote was taken and the motion passed 4-0 with Ms. Bruno, Mr. Eisenberger, Mr. Higgins and Mr. Simpson in favor. Mr. Trask was absent.

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#### POLICE/PUBLIC SAFETY

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#### PUBLIC WORKS/SEWER

**a. Mosquito Control Announcement** - Mr. Higgins announced that the Township is conducting the mosquito spraying program again this year which includes treatments in all Township parks and certain tributaries running through Plymouth Township from May through September. If additional information is needed, residents can contact Mike Estock at 610-277-4100, extension 4229.

**b. Tax Assessments** - Mr. Speers read the stipulations to settle for four tax assessments for Blue Bell Valley Square at 512 Township Line Road. Mr. Higgins made a motion to approve the tax settlements and was seconded by Ms. Bruno. A roll call vote was taken and the motion passed 4-0 with Ms. Bruno, Mr. Eisenberger, Mr. Higgins and Mr. Simpson in favor. Mr. Trask was absent.

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#### ENGINEERING

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#### SUBDIVISION AND LAND DEVELOPMENT

**a. L.D. 14-1 Erb/121 North Lane**



**1) Extension granted until February 15, 2016 - ACTION** - Ms. Bruno made a motion to grant the extension and was seconded by Mr. Eisenberger. A roll call vote was taken and the motion passed 4-0 with Ms. Bruno, Mr. Eisenberger, Mr. Higgins and Mr. Simpson in favor. Mr. Trask was absent.

**b.S.D. 15-1 Driscoll Tract/Plymouth Road at Johnson Road**

**1) Expiration date November 30, 2015**

**c.Extension Requests - ACTION**

**1) Plymouthtowne Apts. to October 31, 2015** - Mr. Eisenberger made a motion to approve the extension request. The applicant agrees to pay all fees and assessments in effect at the time the plan is recorded. The motion was seconded by Ms. Bruno; a roll call vote was taken and the motion passed 4-0 with Ms. Bruno, Mr. Eisenberger, Mr. Higgins and Mr. Simpson in favor. Mr. Trask was absent.

**2) Dunkin Donuts to October 31, 2015** - Mr. Higgins made a motion to approve the extension request. The applicant agrees to pay all fees and assessments in effect at the time the plan is recorded. The motion was seconded by Mr. Eisenberger; a roll call vote was taken and the motion passed 4-0 with Ms. Bruno, Mr. Eisenberger, Mr. Higgins and Mr. Simpson in favor. Mr. Trask was absent.

**3) Drive Time to October 31, 2015** - Mr. Eisenberger made a motion to approve the request for 1403-1425 E. Ridge Pike. The applicant agrees to pay all fees and assessments in effect at the time the plan is recorded. The motion was seconded by Mr. Higgins; a roll call vote was taken and the motion passed 4-0 with Ms. Bruno, Mr. Eisenberger, Mr. Higgins and Mr. Simpson in favor. Mr. Trask was absent.

**d. Escrow Release - ACTION**

**1) Norris Sales** - Mr. Eisenberger stated that the Township is in receipt of correspondence from Woodrow and Associates recommending the approval of the escrow release for Norris Sales in the amount of \$163,946.07 leaving a balance of \$287,535.41. Mr. Eisenberger made a motion to approve the escrow release and was seconded by Ms. Bruno. A roll call vote was taken and the motion passed 4-0 with Ms. Bruno, Mr. Eisenberger, Mr. Higgins and Mr. Simpson in favor. Mr. Trask was absent.

**e. Murray Kia Revised Resolution - ACTION** - Mr. Speers stated that approximately six years ago the Township approved a resolution granting a waiver of land development for Murray Dodge. The applicant is now going to be constructing the building and there is a slight decrease in size which will change the fees as read. Ms. Bruno made a motion to approve the resolution amending the 2009 resolution. The motion was seconded by Mr. Eisenberger; a roll call vote was taken and the motion passed 4-0 with Ms. Bruno, Mr. Eisenberger, Mr. Higgins and Mr. Simpson in favor. Mr. Trask was absent.

**f. Rondeau Brothers** - Mr. Speers stated that action on this item was postponed last month due to issues that needed to be resolved. These issues have been resolved and the applicant will now submit all required fees for the project and comply with all the Township Consultants' reports. The applicant must accept this resolution on or before August 31, 2015 in order for it to be effective. Mr.

Higgins made a motion to approve the resolution and was seconded by Ms. Bruno. A roll call vote was taken and the motion passed 4-0 with Ms. Bruno, Mr. Eisenberger, Mr. Higgins and Mr. Simpson in favor. Mr. Trask was absent.

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### CODE ENFORCEMENT/HEALTH

#### **a. Property Maintenance Code Ordinance - First and Final**

**Consideration - ACTION** - Mr. Speers read the ordinance adopting the code so future amendments will be incorporated. Other changes to the Property Maintenance Code and Chapter 5 are included in this clean-up ordinance. The ordinance has been reviewed by the Township Land Planner, Ken Amey. Ms. Bruno made a motion to approve the ordinance for first and final consideration. The motion was seconded by Mr. Higgins; a roll call vote was taken and the motion passed 4-0 with Ms. Bruno, Mr. Eisenberger, Mr. Higgins and Mr. Simpson in favor. Mr. Trask was absent.

**b. Records Disposition Resolution - ACTION** - Mr. Higgins made a motion to approve the resolution for the disposition of building plans for various years for a total of twenty-one cubic feet. The motion was seconded by Ms. Bruno; a roll call vote was taken and the motion passed 4-0 with Ms. Bruno, Mr. Eisenberger, Mr. Higgins and Mr. Simpson in favor. Mr. Trask was absent.

#### **c. Curb, Sidewalk and Lateral Inspection Fee - ACTION -**

Mr. Speers stated this item is to establish the fee for inspection and certification of the Real Estate for sidewalks in the amount of \$10.00. Ms. Bruno made a motion to approve the resolution and was seconded by Mr. Higgins. A roll call vote was taken and the motion passed 4-0 with Ms. Bruno, Mr. Eisenberger, Mr. Higgins and Mr. Simpson in favor. Mr. Trask was absent.

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### ZONING

**a. Zoning Hearings** - Mr. Eisenberger announced that the Zoning Hearing Board of Plymouth Township will hold a public hearing on Monday, August 17, 2015, commencing at 7:00 p.m., in the Plymouth Township Building on the following applications: 1) ANDREY KONFEDERAT, 2) DOUG BELLENGER, 3) MEGAN H. AMABILE AND 4) REBEKAH CHUN. Any citizen of Plymouth Township or interested person may attend the public hearing and have an opportunity to be heard.

**b. Opposition** - Mr. Speers recommended that a motion be made for Council to withdraw its opposition to the Rebekah Chun application as long as two stipulations were made as follows: That the Township engineer was satisfied on issues pertaining to 16<sup>th</sup> Avenue and that Ms. Chun's attorney contact Mr. Speers and memorialize the representation that they made on conditions that



they were agreeable to place upon the property for the Zoning Hearing Board. Mr. Eisenberger made a motion that Council withdraw opposition to Ms. Chun's application and was seconded by Ms. Bruno. A roll call vote was taken and the motion passed 4-0 with Ms. Bruno, Mr. Eisenberger, Mr. Higgins and Mr. Simpson in favor. Mr. Trask was absent.

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### PARKS AND RECREATION

**a. SDM Bricks and Pavers** - Ms. Bruno announced that there are currently bricks and pavers available for purchase for those who want to honor a loved one who has served in the armed forces or as an Emergency Responder in Plymouth Township. In addition, the Parks and Recreation Department is still seeking monetary donations from businesses for the Service and Devotion Monument.

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### PLANNING AND DEVELOPMENT

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### MISCELLANEOUS/OLD BUSINESS

**a. Citizen Board Vacancies** - Ms. Bruno announced that there are openings on the Citizen Boards as follows: 1) Building Code Appeals Board - Electrical background required, 2) Property Maintenance Appeals Board 3) Environmental Advisory Board and 4) Parks Recreation and Shade Tree Advisory Board.

Anyone interested in serving on one of these boards can send a resume or letter of interest to Karen Weiss, the Township Manager.

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### AUDIENCE PARTICIPATION

Rick Schickling, Boulder Road asked if there is a road behind Murray Kia. He was advised that there is not.

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### ADJOURNMENT

There being no further business, the Regular Meeting was adjourned at 7:27 p.m.

Respectfully submitted,

*Mary Beth Jamison*  
Mary Beth Jamison  
Recording Secretary